

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
			PJs in State:	7			
Program Progress:							
% of Funds Committed	96.32 %	95.08 %	2	93.55 %	85	77	
% of Funds Disbursed	84.84 %	88.21 %	6	86.03 %	42	37	
Leveraging Ratio for Rental Activities	4.9	4.38	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.62 %	92.05 %	5	81.34 %	58	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.16 %	69.38 %	4	70.65 %	36	33	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.22 %	70.57 %	3	81.57 %	34	27	
% of 0-30% AMI Renters to All Renters***	47.03 %	33.85 %	1	45.66 %	53	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.21 %	98.55 %	2	96.25 %	58	50	
Overall Ranking:			In State:	3 / 7	Nationally:	61 60	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,740	\$26,067		\$27,146	757 Units	21.10 %	
Homebuyer Unit	\$12,411	\$12,407		\$15,140	1,769 Units	49.30 %	
Homeowner-Rehab Unit	\$12,530	\$11,795		\$20,860	1,061 Units	29.60 %	
TBRA Unit	\$0	\$3,442		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$116,751	\$80,041	\$17,415
State:*	\$117,705	\$82,806	\$15,831
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	11.1	30.1	47.6	0.0	Single/Non-Elderly:	38.7	40.0	32.9	0.0
Black/African American:	87.0	63.1	50.1	0.0	Elderly:	25.2	2.6	22.5	0.0
Asian:	0.5	0.7	0.2	0.0	Related/Single Parent:	29.4	35.0	19.7	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0	Related/Two Parent:	4.1	17.0	19.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.2	0.0	Other:	2.4	4.8	5.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.3	0.0					
Black/African American and White:	0.0	0.1	0.4	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.1	0.0					
Other Multi Racial:	0.3	0.3	0.2	0.0					
Asian/Pacific Islander:	0.4	2.9	0.0	0.0					
ETHNICITY:									
Hispanic	0.8	1.9	0.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.2	28.5	40.3	0.0	Section 8:	41.9	0.1 [#]		
2 Persons:	20.8	23.7	26.9	0.0	HOME TBRA:	3.6			
3 Persons:	17.2	20.5	13.2	0.0	Other:	6.1			
4 Persons:	9.1	15.4	10.0	0.0	No Assistance:	48.3			
5 Persons:	4.4	7.2	4.7	0.0					
6 Persons:	1.5	2.9	2.8	0.0					
7 Persons:	0.7	0.7	1.1	0.0					
8 or more Persons:	0.3	0.6	0.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				54

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 61
 (Percentile)
 State Rank: 3 / 7 PJs Overall Rank: 60
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	91.62	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	66.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	99.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

